RESORTS.

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M. HOTEL COTTAGES ...

CONVENIENT TO ALL AMUSEMENTS

Sca Boths. Diet Kitchen. Orchestra

Capacity 600. Open all the Year

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WHOLE BLOCK ON OCEAN FRONT. Boston to Sovereign ave., is exclusive Cisel sea section. Ideal family hotel, Capacity

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Virginia Av. and Beach, Cap. 350, Private baths, running water, sievator, &c. Amer. plan-SAMUEL ELLIS, Owner. N.J.COLLINS, Mgr

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Running water in every room: private baths, elevator; cap, 300. E. D. TOWNSEND.

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One block to Ocean and Asbury Park. Modern home cooking. Bookist. Eldridge Bros.

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Hotel of Distinctive Charm. Surrounde
Gardens and Lawres. At the Edge of the
Artistic Appelurments and Decorations

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The Resort Hotel Pre-Eminent

DIRECTLY ON THE OCEAN

American Pinn-Capacity 800 Famous A to Carte Griffroom Daily Concerts and Dancing Brokerage Office

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oth will with Color."

Golf Fishing Music.
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Rates greatly is duced after Sept. 76

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J. BINSWANGER. Only Hotel of Phone Netcong BU. Lake Front.

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The Ideal Accessible Mountain Resert Hotel, where Summer is always con

Hotel, where Summer is always cool and pleasant—Open to December, 2 bours from New York—Lackawama R. R. Situated in private park, with miles of walks and trails; magnificent sentery. Capacity 500. Strictly modern; private battly, conning water in rooms-devators, electric lights, spacious purches. Exceptional enisine; American plan; also a la carte grill. Table abundantly supplied from Kittathay farms. Orchestra, concerts, dances, Golf, tennis, saddle burses, bowling, baating, bathing, fishing, fer. Booklet, auto maps and terms upon remest. New garage.

G. N. VINCENT, Booston, H. J.

Spring Lake Beach.

REAL ESTATE NEWS,

Syndicate Leases West 29th Street Parcel and Plans to Improve It.

Toe property at 149 West Twentyeighth street and 156 West Twentysinth street, abutting, which had been in formed Twenty-eighth Street Building broker in the deal, story building and a three story stable on the land at present. The lessees plan on the land at present. The target and the Miss Elsie Cobb Wilson, and at 68 East assetting of a three story more and loft Eighty-sixth street H. S. Manges. boliding running through from street to street 15x200, from plans by Samuel architect. Negotiations are first floor to a prominent restaurateur. to N. Marinello the three story frame
The owner of record is the estate of building at 2008 Bathgate avenue, with Julia A. Case

Par Through Exchange Deal.

A Berwin Co. were the brokers for the business building at 16 and 18 West Thirty-sixth street, as reported in THE SUN AND NEW YORK HERALD YOS-

Lane Bryaut, Inc., in Lease.

To permit of enlarging their store, To permit of charging the leased for seventeen years and six months from arthur Brisbane the four story house at West Thirty-ninth street, which Mr. risham recently acquired. The property abuts the present home of Lane ty abuts the present home of Lane story house with garage, 40x120, at 895 reant in the sixteen story building at East Elighth street, Brooklyn. 21 and 23 West Thirty-eighth street, which Mr. Brisbane erected for the firm a few years ago. The lease of the Thirtystreet piece terminates January

Other Business Property Deals. ton Corporation bought from

and William E. Stewart. os for Katherine Flower Kip. ore and loft building, 25x75. George Hantard of A. H. Mathews reprefive story Central Palace at 66 Sheriff street, 40x76, bought last

four story buildings, 32x98.9. and 50 West Thirty-sixth street, t last November by Joseph Meer & re to be taken over by the newly 1 48-50 West Thirty-sixth Street ity Corporation, Inc., having for di-ors S, and H. Ladzin and J. Rubin. Fire street, 42.4x60.6x irregular.

partment and Flat Sales.

75 Grand View, a six story elevator represented by Samuel Bitterman, attorery. The structure stands on a plot 102.2

William B. May & Co. sold the remodelied 25 foot business and apartment builing at 30 West Fifty-eighth street for S A Fatman to a client, who will crty was held at \$65,000. make extensive alterations.

Edgard C. H. Vogler resold for Will-

five story single apartment, 20x109. Sauer Realty Company sold to Dora dale avenue. Greenacres, N. Y.

Rohrberg the six story apartment house 0 519 West 122d street, 62.6x

lanes Kessner sold for George H

Beyer \$44 West Fifty-first street, a five double flat, 20.6x100; and sold for the Gardiner Estate 3 Sheriff street, 19x 90, a five story and basement double fat to a client, who will alter the building for a garage; also sold for the same

Dwelling Sales Reported.

The 14 West Sixty-eighth Street, Inc. H A Jackson and M. Russe as direc-tors, has been formed to take over the four story dwelling, 56k100.5, at that address, abutting the Hotel des Ar-The Jared Flagg Corporation. Jared Flagg secretary, is the owner of William D. Foster bought from Harry

De W. Smith, Jr., the four story house at 162 East 115th street, 27x100.11. Minna Aronson sold to Archie A. oates the three story dwelling at 211 West Eleventh street, 20x80.

James A. Etchingham sold for the gust Schramm president, the three story dwelling, 16.6x190.4, at that adfrees to Leon E. Balley.
Thomas J O'Reilly sold for the Emi-

grant Industrial Savings Bank 540 West 148th street, a three story dwelling, 17.1x100, to Ermis & Sinnott.

Anthony Minott resold for the for Regity Company 319 West 139th street a three story dwelling, 17x100. Eliza Livingston sold to James Dalton the three story dwelling at 114 West

Lawmer Improvement Company sold to Evelyn Turner the three story dwell-ing at 132 West 128th street, 15x100. The three story house at 261 East Seventh street, 24.9x87.6, has been sold by Rosalita Donovan to Peter Schwartz. George Canter sold to Eva E. Canto the four story dwelling at 115 West Eighty-record street, 19x102.2.

R Read & Co. sold for Valen-144th street to William C. Bower.

Josiah Conden Leases Estate.

Josiah Cosdon of the Cosden Oil Com-State has leased, with an option to pur-thase, the 316 acre estate of W. Bourke This report shows further that where with a frontage of 2.200 foet on than Harber, across the line from the Laure than cenhelm extate. The propit that the purchase option is around

MISCELLANEOUS LEASES.

Adams & Co. leased for the Grillon store and basement in 125 treet to Paul Dennon; also loft 152 Elector street to the Victory Pants Company and lofts in 294 tery to Scher & Green and Samuel

Bush Terminal Building to the other structures, costing \$287,100, and five other structures, costing \$22,700. rt Phono,path Company; the store

NOTES AND GOSSIP | Douglas L. Elliman & Co. leased for william Vincent Autor an apartment of seventeen rooms and five baths in 903 Park avenue, northeast corner Seventy-ninth street, to Byron D. Miller; also an apartment in 540 Park avenue to Mrs.
Henry D. Robbins, and in 383 Park avenue to Mrs.
Henry D. Robbins, and in 383 Park avenue to Mrs.
103 East Eighty-sixth street to R. M.
Stuart Wortley; in 414 Madison avenue
to Baron Frederick von Schroder, and
with Pease & Ellimon, agents, in 24 with Pease & Ellimon, agents, in 24 West Fifty-ninth street to Frank Ostrander; also a furnished apartment in

901 Lexington avenue to Preston Davic.
Douglas L. Elliman & Co. also leased an apartment at 383 Park avenue to on of one family for ninety-has been leased to the newly Eighty-sixth street to Francis B. Richards; also at 614 Madison avenue formed Twenty-eighth Street Building an apartment to H. H. Bevener, and at 22 West Forty-ninth street to Mrs. M. K. Gallagher and Paul Thevaney; also pany is composed of Charles Warner, a leased at 30 East Fifty-ninth street an lawyer. Sidney Hamburger and Edward apartment to Mrs. S. Lonergan, and with L. F. Braun was the E. K. Van Winkie at 1 West Seventieth deal. There are a two street to Mrs. J. R. Steers. They also renewed the leases at 414 Madison avenue, Oswald Jininis and W. J. Menko,

BRONX TRANSACTIONS.

N. Boscamp sold for Julius A. Hans three stores and two six room apartments, 24x88, and for Edward and Anna Bergquist to Ralph and Paul Caggiano the transaction through which George | 524 East 182d street, 20x80; for Clinton Backer acquired a site in the Murray | Beasley to Catharine McDermott the the detached two family frame in Beasley to Catharine McDermort the two family detached frame dwelling at A Barker acquired a site in the Statural Hill District for the erection of a big spartment house. The property at the northeast corner of Park avenue and Thirty-eighth street, formerly the home block 3638 on the east side of Park avenue. Thirty-eighth street, formerly the home of the late Charles T. Barney, was taken by Mr. Backer in part payment for the business building at 15 and 15 and 183d street, 50x Schwarzler Company the northwest cor-ner of Clay avenue and 167th street, a five story apartment with stores, 89.91x 74.63x trregular.

DEALS IN OTHER BOROUGHS.

Realty Associates sold to Lawrence 278 Ainslie street, Brooklyn J. Lacov sold for the Kensington Homes Corporation to Mr. Hoisch a two

T. A. and J. J. Fogarty sold for the estate of Elizabeth Smith the house. Rockaway, Queens, to Joseph Toplitz,
Lewis H. May Company sold for Louis
Fink a bungalow on the west slide of
Beach Fortieth street, Edgemere, Queens,
The Company Sold for Louis
Fink a bungalow on the west slide of
Send Fortieth street, Edgemere, Queens,
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Fink a bungalow on the West Send 62x125, at 2810 Mort avenue, Far Rockaway, Queens, to Joseph Toplitz Thomas Nolan. Cornelius G. Kelff sold for A. Schneider

the Sutter homestead of eighteen rooms Moore street, between Varick and a large plot on Bard avenue, Liviand West Broadway, a six story ingston, S. I. The purchaser will remode ingston, S. I. The purchaser will remodel the dwelling and subdivide the property into building plots and contemplates the rection of eight houses.

Edward Polak, Inc., sold for Francis 68 Sheriff street, 40x76, bought last by Sadye Blumenfeld and another. Inc., 587 Union avenue, a two family frame house, 20x100; also for Joseph A. san and Turkish Baths, Inc.

Since Hormann and others sold to smin Silverfine the three and four buildings at 294-296 Bowery, 45.7 Mr. Kahonowitz, at 1385 Clay svenue.

SUBURBAN TRANSACTIONS.

Public Service Commissioner Lewis Vixon purchased from the estate of A. A. Messenger a fifty-six acre place valued nors S, and H. Ladzin and J. Rubin. at \$175,000, between Barkers Point and James Moss bought from an estate the Sands Point on the West Port Washing-Prince & Ripley sold for C. H. Tibbits

his property on Brite road, in the Green-acres section of Scarsdale, N. Y., to Carry B. Van Fleet; also sold the bun-galow of Mrs. William B. Caterson of systment house at the southwest cor-rer of St. Nicholas avenue and 155th of Merrick, L. I. There has also been street has been resold by Henrictta of Merrick, L. I. There has also been sold through the agency of Joseph E. Merriam the residence of Glen L. Packer

of Katonah on the Terrace.
Charles Little purchased from the estate of Julia V. Cauldwell a Colonial residence with three acres of land in Greenacres avenue, Scarsdale. The prop Smith was the broken in the transaction. Payson McL. Merrill Company and iam Lipshutz and Banet Weber to A. Maxwell Smith leased furnished for the iam Lipshutz and Banet Weber to A.
Cohen 103 West Eighty-ninth street, a
Summer for Miss Elizabeth Spencer to
J. B. Wertheim her property at Hartsfive story single apartment, 20x100.

H. Goldschmidt rented at Cedarhurst, L. L. for A. Christensen his house on Locust avenue to Frederick Burgers Phill near Brondway.

Pasquale Reale sold the six story also for Michael Keller In his house on Park spartment house at 135-127 West Tenth row to J. Henry Harper, Jr., for three

REALTY JOTTINGS. Carl A. Lensenfeld, secretary of the

Trinity Buildings Corporation and manager of the Trinity and United States Realty buildings, joined the staff of the real estate department of the National estate recently 277 Ninth av., a four city Company. Mr. Leasenfeld has been story building with store, 18.6x79. with the United States Realty and Improvement Company for fourteen years and will hereafter devote his time to the City Company's realty interests, partic ularly the leasing of the remodelled Manhattan Hotel, which will be known

as the National City Building.
Plans have been filed for a new story loft and store building, 44x100, at 318 and 320 West Forty-sixth street. A. W. Lams is the owner and J. E. Nitch is the contractor. Cost is \$100,000. The 163 East Thirty-sixth Street Cor-

poration, George F. Allison president, the buyer of the residence at 161 East Thirty-sixth street, in the Murray Hill section, sold recently. It will be altered into studio apartments in connection with 163 East Thirty-sixth street, from plans by Walter Haefell, architect. Payson McL. Merrill Com-any has sold for August Benziger to 3 or Julia E Peck his stock in the fourte n story studio building at 140 West Fifty-seventh street, represented by a duplex apartment, a single housekeeping apartent and a single studio apartment.

BUILDING PLANS IN JULY SHOWED GAIN

Manhattan Records Reveal Increase Over 1919.

The report of building operations in Manhattan for the month of July shows a decided increase over the same month of last year. The report for this year Geo. R. Read & Co. sold for Valen-shows that plane were filed for 575 new line M Kelly the dwelling at 457 West buildings, costing a total of \$73,652,258 during July, as against 219 new build-ings, costing \$28,053,061, the same month last year, thus showing a gain of 356 in number of buildings and a gain of

This report shows further that applications were sied for alterations to 2.759 buildings, estimated to cost \$26,993,893, against 2.189, costing a total of \$14,-200361, the same month last year, thus showing a gain of 570 in number of buildings to be improved and \$12.793,531

In money involved.

The classified report shows that plans were filed for one dwelling costing \$120,000; one tenement, costing \$2,500,000; one bate, costing \$275,000; three store and loft buildings, costing a total of \$325,000; nine office buildings. costing \$2.190,000; one factory and workshop, costing \$3.000; five places of amusement, costing \$447,000; 115 stables

Sons leased for Morris B. Baer, repre- creased £19,277,000, exports of British Sons leased for Morris B. Baer, represented by Walter B. Baer of Joseph P. Day's office, the house at 40 West Eighty-seventh street.

Douglas L. Elliman & Co. leased for ports increased £78,285,000, excess of imports decreased £78,255,000.

Paris Bourse Trading.

Pants, Aug. 11,-Prices were steady

Fire Record

struke Unknow 9:85-702 5th st. lasse Gesca Unknow 10:20-58 Franklin st.; Perfection Mills, 7:25-77 Pike st.; A. Bookman.....Unknown

P.M. B. His-164 W. 25th st., Lyers & Har-Trifling rison. Trifling
9:45—House at and Southern Bordevased, The Bronx; auto, Michael
The Felo. Triving
10:30—741 F. lat av. United Dreased
Beef Company. Unit own

New England

Tour New England

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LIMS, EITHER IN MAGNIFICENT
SCENERY, REVOLUTIONARY LORE,
MAMMOTH WAR INDUSTRIES OF
1918, OR JUST A GOOD VACATION
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London, Aug. 12—The July state.

London, Aug. 12—The July state.

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